

143.0

0008

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
858,900 / 858,900
858,900 / 858,900
858,900 / 858,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GINET GREGORY P-ETAL	
Owner 2: DREEBEN JILL B	
Owner 3:	

Street 1: 157 MOUNT VERNON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 2178 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

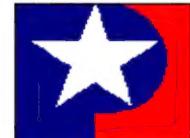
PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo					
s		Street					
t		Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	80.	1.12	9									459,598						459,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5150.000	399,300		459,600	858,900		93197
							GIS Ref
							GIS Ref
							Insp Date
							06/02/18



Patriot
Properties Inc.

!11149!

PRINT

Date	Time
12/30/21	12:00:14

LAST REV

Date	Time
07/28/20	15:06:50

11149

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLUMBERG LESTER	22171-303		6/30/1992		185,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2020	379	Porch	16,000	C				
1/24/2013	108	Manual	23,749	C				
12/12/2007	1135	Addition	88,000		G9	GR FY09	25X12 & RENO KIT	
4/14/2000	300	Porch	10,000	O			ENCLOSE FRONT PORC	
2/11/1997	60		5,800				REMODEL ATTIC	

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2018	Inspected	BS	Barbara S
5/10/2018	MEAS&NOTICE	BS	Barbara S
11/18/2008	Meas/Inspect	163	PATRIOT
12/8/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath: Rating:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:	1/2 Bath: Rating:	A HBth: Rating:	OthrFix: Rating:									
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall: %																			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Very Good	A Kits: Rating:	Fpl: 1	Rating: Good	WSFlue: Rating:	RESIDENTIAL GRID												
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1														
Grade: C+ - Average (+)				Kits: 1	Rating: Very Good	A Kits: Rating:	Fpl: 1	Rating: Good	WSFlue: Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Year Blt: 1927	Eff Yr Blt:	Location:		CONDO INFORMATION				Other														
Alt LUC:	Alt %:	Total Units:		Floor:				Upper														
Jurisdct:	Fact: .	Name:		% Own:				Lvl 2														
Const Mod:	Name:		Name:				Lvl 1															
Lump Sum Adj:	Name:		Name:				Lower															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %	Functional: %	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	8	3	Additions:									
Prim Int Wal 2 - Plaster	Economic: %	Special: %	Override: %	Kitchen: 2007					Baths:													
Sec Int Wall: 1 - Drywall 30 %				Plumbing:					Electric:													
Partition: T - Typical				Heating:					General:													
Prim Floors: 3 - Hardwood	Total: 18.6 %			CALC SUMMARY				COMPARABLE SALES				Totals										
Sec Floors: %				Basic \$ / SQ: 130.00	Rate	Parcel ID	Typ	Date	Sale Price	1	8	3										
Bsmnt Flr: 12 - Concrete	Subfloor:				Size Adj.: 1.28559327																	
Bsmnt Gar:				Const Adj.: 0.98000199																		
Electric: 3 - Typical				Adj \$ / SQ: 163.785																		
Insulation: 2 - Typical				Other Features: 87273																		
Int vs Ext: S				Grade Factor: 1.10																		
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																		
Heat Type: 5 - Steam				NBHD Mod:																		
# Heat Sys: 1				LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val															
% Heated: 100				Adj Total: 490516	Juris. Factor:		Before Depr:	180.16														
Solar HW: Yes	Central Vac: NO				Depreciation: 91236	Special Features: 0	Val/Su Net:	130.19														
% Com Wal	% Sprinkled				Deprecated Total: 399280	Final Total: 399300	Val/Su SzAd	241.71														
MOBILE HOME				Make:	Model:	Serial #		Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 143.0-0008-0008.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:										